

Appendix G: Court Reporter Comments

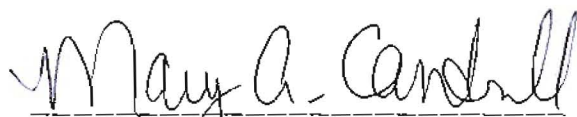
1 STATE OF TEXAS)

2 COUNTY OF WICHITA)

3 I, MARY A. CANTRELL, CSR, Shorthand Reporter
4 in Wichita County, State of Texas, do hereby certify
5 that the above comments were transcribed as a true and
6 correct transcription of my original stenographic notes.

7 I FURTHER CERTIFY THAT I am neither attorney
8 or counsel for, nor related to or employed by any of the
9 parties to the action; and furthermore, that I am not a
10 relative or employee of any attorney or counsel employed
11 by the parties hereto or financially interested in the
12 action.

13 IN WITNESS WHEREOF, I have hereunto set my
14 hand this the 16th day of September, 2008.

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18 MARY A. CANTRELL, CSR
19 Certified Shorthand Reporter
20 Within and for the State of Texas
21 Certification Number: 5083
22 Date of Expiration: 12/31/09
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1 Comments

2 Doug Hoover
3 Denison, Texas

4 MR. HOOVER: My name is Doug Hoover. I am a
5 lifetime resident of Denison, Texas. I grew up on Lake
19:12:19 6 Texoma. I think that Schuler Development is a great
19:12:23 7 opportunity to develop a rugged area of the lake that
19:12:27 8 otherwise would never be utilized. That used to be rock
19:12:33 9 quarries. It's a very rough terrain. I am talking
19:12:37 10 about the part closest to the lake now, not necessarily
19:12:40 11 where it comes back towards town. The shoreline is
19:12:43 12 extremely rugged. It's never been able to be utilized
19:12:43 13 by the public hardly because of its natural rocky
19:12:52 14 terrain. I think if someone is willing to come in and
19:12:54 15 spend a small fortune and make it to where people can
19:12:57 16 use it -- it's not like it's a big natural habitat
19:13:03 17 except for a handful of deer and other species that are
19:13:09 18 in abundance everywhere, so I don't see any downside.

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1 Comments

2 Frank Budra
3 Pottsboro, Texas

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MR. BUDRA: The developmental potential, the development is a great idea. I think it's a marvelous thing for this area and this part of the lake. However, the materials that are available this evening are sparse. They need some better pictorials of what the development would look like, exactly specifically where it's located. Typographical maps are, I think, ill-advised. The development is a very noble -- something should be used. Lake Texoma needs more development in this area of this type. I think I would rather see a better display of public relations type materials.

Comments

Gregg Gibb
Potttsboro, Texas

MR. GIBB: I would like to comment about the overall development being proposed in this area by a primary developer. I've known Mr. Schuler for many years. He even encouraged me to invest around Lake Texoma and it's become a part of our lives building Colorado cabin style homes and enjoying the lake half of every week. We live in Frisco, Texas, most of the other part of the week.

I think the overall plan for environmental reasons is well done, thought out, because of all the ponds and so forth. That will help retain water on the property and not dumping into the lake. This would also include any off-site drainage, sewer, water requirements. Overall, I think it's a fantastic idea of the City cooperation with the Corps and there should always be more of that.

Comments

Jim Meara
Dallas, Texas

17:57:20 4 MR. MEARA: I am a landowner at FM 84 and
17:57:25 5 Highway 75. I am very favorable towards the
17:57:28 6 development. I think the access to the lake and the
17:57:32 7 development will be significant for Denison and for
17:57:37 8 Pottsboro and provide a catalyst to see Denison become a
17:57:45 9 60,000 or 70,000-person town. And really for the first
17:57:47 10 time it will be on the Texas side, you will have public
17:57:50 11 access to the lake, people living on the lake, which I
17:57:54 12 think is very important. If you go to the Oklahoma
17:57:56 13 side, they have more access. The Texas side is very
17:57:58 14 restricted, so I think it would be a very positive
17:58:00 15 development.

17:58:01 16 I have known George for about 15 years. I've
17:58:05 17 been partners with him. I have developed for him and the
17:58:07 18 one thing he does most developers don't do is he's all
17:58:11 19 about quality. He's concerned about the long-term
17:58:15 20 outlook and the long-term benefit to the community. And
17:58:18 21 he will sacrifice profits or money in his own pocket in
17:58:23 22 order to make it a better development for the community.
17:58:27 23 His reputation is more important to him than dollars.
17:58:30 24 And so I haven't spent ten years inquiring about this
17:58:35 25 land -- the good news is he is not going to do something

17:58:39 1 just to develop this land, but he is going to develop it
17:58:41 2 in a very quality manner.

17:58:43 3 I could see to where it would be over a 15
17:58:46 4 to 20-year period, be a billion-dollar development, for
17:58:51 5 Denison and give Denison the population of the west side
17:58:55 6 of 75 and make it a substantial city, which without that
17:59:01 7 I think it would be -- the Denison side will be where
17:59:05 8 Oklahoma shoppers go down to Sherman. And I think that
17:59:10 9 will change as the lake develops and I think those
17:59:11 10 people will stop six or seven miles closer to home on
17:59:16 11 the Oklahoma side. But with the density that he can
17:59:21 12 develop on the lake and the second homes, I think it
17:59:25 13 will be real significant.

17:59:28 14 I live in Dallas and it takes an hour and
17:59:30 15 ten minutes to get here. So it's not very many places
17:59:34 16 with six million people living in the Metroplex that you
17:59:39 17 can say I can go to an over 85,000-acre lake, which you
17:59:42 18 can say you can get there within an hour and ten
17:59:43 19 minutes. Half of that is probably 45 or 50 minutes. I
17:59:47 20 think it would be very significant, the development not
17:59:50 21 only on the lake but what it causes to occur around it,
17:59:55 22 the development that will occur because of when it
18:00:00 23 happens.

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John Weems
Sherman, Texas

MR. WEEMS: I think it's wonderful. I think it's good for the City of Denison, good for the surrounding cities, amenities we don't have, golf courses. It's good for the roads and the tax money. I don't think anything can compare to it. It's one big development instead of other little haphazard developments that wouldn't be as well planned out and/or well thought out that could cause destruction or problems with the lake. I just don't see anything that could be better.

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Comments

Monte Curry
Pottsboro, Texas

MR. CURRY: I have viewed the displays,
which are presented here and although they are
interesting, they seem -- there is a lack of information
from which I can draw a conclusion. I didn't see any
master plan of the development to know exactly where it
would be located. I didn't see any figures as to the
cost or benefit from the county or the community, or the
cities, which I would like to have seen. I would have
also liked to have known more about the relationship
between the Corps of Engineers and the City of Denison,
which sort of a contract or negotiation they entered
into for the transfer of the land. I don't necessarily
know whether it's a bad idea or good idea. I would like
to think it's a good idea. But, nevertheless, I would
have to say that there is insufficient information
presented for me to make a knowledgeable conclusion.

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Comments

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Steve Woolstenhulme

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Denison, Texas

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MR. WOOLSTENHULME: Lake Texoma Jet Center

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manages aircraft, sells fuel, and maintains aircraft for

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people in the general North Texas area. The Grayson

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County Airport right now is at minimal capacity. We

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struggle everyday to have enough aircraft to come in to

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keep the doors open. It's a struggle because Denison --

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Sherman-Denison Area is not a destination for aircraft.

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We've observed that most of the visitors to the Lake

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Texoma area are local people who come with their cars

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and their boats. But very few fly in because there are

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very few good accommodations, not much to attract them

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to the area. We feel that the development that's

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proposed for the Lake Texoma area would be a substantial

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benefit. It would turn this into a destination.

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In our case, we would be able to sell more

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fuel. We would be be able to charter and accommodate

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charter aircraft. We would rent cars and we would

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provide many services, all of which would help us hire

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employees, expand our operations and generally improve

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the airport. The community has been spending a lot of

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money on the airport to get it ready for this. We now

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have an operating control tower. We have hangars. We

18:42:56 1 have taxi ways. We have infrastructure, but now what we
18:43:01 2 need is the development in the community to bring people
18:43:04 3 to this area, to give them a reason to come here. And
18:43:09 4 we feel the community have the infrastructure to support
18:43:13 5 this. And we feel it would be a marvelous way to
18:43:16 6 utilize a wonderful resource.

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Comments

Todd Roginson
Denison, Texas

MR. ROBINSON: Today I'd just like to -- I'm a bow hunter in the area here. And all of that land that's being proposed for development is public archery hunting and so I, myself, am against any and all development on the shoreline. And I'd like to see it remain untouched and undeveloped and open to the general public for hunting. That's basically it I guess.

Comments

Tony Kaai
Denison, Texas

MR. KAAI: We're terribly excited about the potential of this project for the region from an economic development standpoint. This has the potential to change our whole regional economy. So we've been working on it for seven or eight years and we're doing economic impact analysis, so we think of what the returns can be and in regard to job opportunities 'cause we're not a really high income area here as far as our family income and -- quality of life is great, but we need more jobs in the area.

So this has a potential to create a lot of jobs and a lot of tax base so it is -- it has potential to be a great project. And we're excited about seeing how it continues to progress. Total support from the business community, the regional business community, not just Denison. It impacts the whole region.